185.A	0002	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	676,000	/	676,000
USE VALUE:	676,000	/	676,000
ASSESSED:	676,000	/	676,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHANG ROSITA H
Owner 2:	
Owner 3:	
Street 1:	73 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HUGHES JOSEPH M/CHANG ROSITA H -
Owner 2:	-
Street 1:	73 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,975 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6975.000	235,500		440,500	676,000
Total Card	0.160	235,500		440,500	676,000
Total Parcel	0.160	235,500		440,500	676,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.96 | /Parcel: 438.9

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
131413			05/10/17

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185.A-0002-0013.0

!14394!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,500	0	6,975.	440,500	676,000	676,000	Year End Roll	12/18/2019
2019	101	FV	241,900	0	6,975.	440,500	682,400	682,400	Year End Roll	1/3/2019
2018	101	FV	241,900	0	6,975.	371,300	613,200	613,200	Year End Roll	12/20/2017
2017	101	FV	241,900	0	6,975.	339,800	581,700	581,700	Year End Roll	1/3/2017
2016	101	FV	241,900	0	6,975.	289,500	531,400	531,400	Year End	1/4/2016
2015	101	FV	201,300	0	6,975.	251,700	453,000	453,000	Year End Roll	12/11/2014
2014	101	FV	201,300	0	6,975.	232,800	434,100	434,100	Year End Roll	12/16/2013
2013	101	FV	201,300	0	6,975.	221,500	422,800	422,800		12/13/2012

PRINT

Date	Time
12/11/20	04:15:06

LAST REV

Date	Time
03/21/18	14:13:51

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14394

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUGHES JOSEPH M	1521-142		1/23/2018	Estate/Div		No	No		
SULLIVAN KERRY	1353-139		5/15/2008		425,000	No	No		
KAPOPOULOS STEV	1323-62		7/17/2006		425,000	No	No		
	785-189		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	131413
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	Meas/Inspect	DGM	D Mann
10/14/2008	Meas/Inspect	189	PATRIOT
10/15/1999	Meas/Inspect	267	PATRIOT
11/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6975		Sq. Ft.	Site		0	70.	0.90	7									440,475						440,500	

Total AC/HA:	0.16012	Total SF/SM:	6975	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	440,475	Spl Credit		Total:	440,500

EXTERIOR INFORMATION

Type:	21 - Split Level
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	85750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289371
Depreciation:	53823
Depreciated Total:	235548

COMMENTS

OF= SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

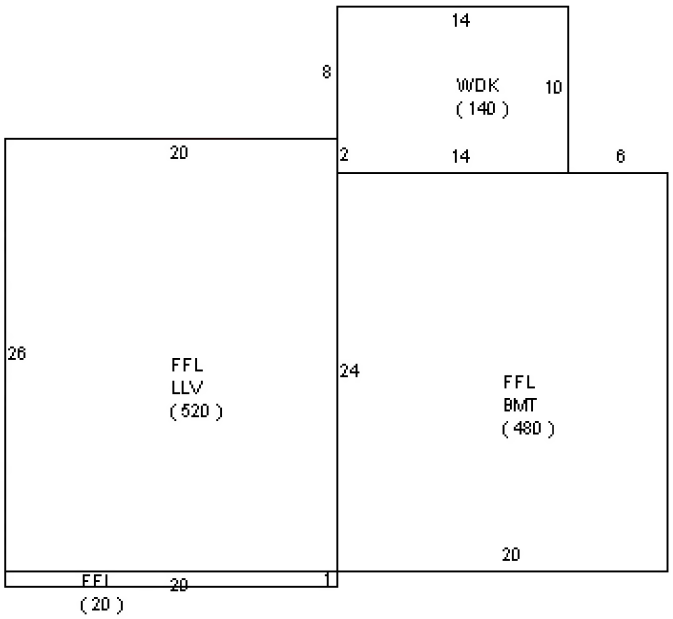
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	109.03
Final Total:	235500	Val/Su SzAd	230.88

SKETCH



Sum Area By Label :
FFL = 1020
BMT = 480
LLV = 520
WDK = 140

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,020	128.240	130,802
LLV	Lower Level	520	100.990	52,513
BMT	Basement	480	38.470	18,466
WDK	Deck	140	13.140	1,840

Net Sketched Area:	2,160			Total:	203,621
Size Ad	1020	Gross Are	2160	FinArea	1540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc